

ENVIRONMENTAL REVIEW COMMITTEE REPORT

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| ERC MEETING DATE: | September 21, 2015 | | |
| Project Name: | Dohrn Meadows Preliminary Plat | | |
| Project Number: | LUA14-001280 ECF, PP | | |
| Project Manager: | Kris Sorensen, Associate Planner | | |
| Owner(s): | Natalie Dohrn & John Wade; 2205 W 136 th St; Broomfield CO 80023; and Gregg Dohrn; 2129 S Rockwood Blvd; Spokane WA 99203 | | |
| Applicant: | Joe Pruss; Civic Development; 18211 240 th Ave SE; Maple Valley WA 98038 | | |
| Contact: | Chad Allen; Encompass Eng.; 165 NE Juniper St, Suite 201; Issaquah WA 98027 | | |
| Project Location: | 3815 & 3767 Monterey Pl NE | | |
| Project Summary: | <p>The applicant is requesting Hearing Examiner Preliminary Plat review and Environmental (SEPA) review for a 9-lot single family residential subdivision. The 89,819 square foot (2.06-acre) site is a combination of two parcels located at 3815 and 3767 Monterey Pl NE within the Residential-8 (R-8) zone and Kenndale Community Planning Area. Proposed single-family lot sizes range from approximately 5,201 square feet to 8,270 square feet. Two existing single family homes, one on each parcel, would be demolished. Approximately 15,028 square feet is proposed to be dedicated for a new public street. Two tracts are proposed, one for the subdivision stormwater facility at approximately 9,404 square feet in the northwest corner of the site and the other tract would be a 14,213 square-foot critical areas tract containing 5,087 square feet of a Category 2 wetland in the southwest corner of the site. The proposal has a net density of 5.63 dwelling units per net acre. Steep slopes are located on the site. Eight trees are located in the critical areas tract and would be retained. Approximately 60 new trees would be added to the site. The project would result in approximately 4,500 cubic yards of excavation for site grading and road and plat construction and fill would be required for future home building pads. Street frontage improvements would be provided along Monterey Pl NE. A new internal dead-end road is proposed with curb, gutter and sidewalk that would provide access to the lots with a connection to Monterey Pl NE. The applicant submitted a drainage report, geotechnical report, wetlands reconnaissance, environmental checklist, and a tree inventory and retention plan.</p> | | |
| Exist. Bldg. Area SF: | 5,580 sf to be demolished | Proposed New Bldg. Area (footprint): | Eventual development of new homes |
| | | Proposed New Bldg. Area (gross): | |
| Site Area: | 89,819 sf (2.06 acres) | Total Building Area GSF: | None |
| STAFF RECOMMENDATION: | Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M). | | |



Project Location Map

PART ONE: PROJECT DESCRIPTION/BACKGROUND

The applicant is requesting Environmental (SEPA) Review in order to subdivide a 2.06-acre site into 9 single-family lots and two tracts, one for storm drainage and the other for wetland critical area tract, resulting in a density of 5.63 du/ac. In addition to Environmental Review, a Preliminary Plat review has also been requested. The plat would be located on two existing parcels located at 3815 Monterey PI NE (PID 3345700181) and 3767 Monterey PI NE (PID 3345700182) north of NE 37th PI on the west side of Monterey PI NE. The applicant has acquired an easement across a westerly abutting parcel to provide storm and sewer connection from the proposed plat to City of Renton utilities on Lincoln Ave NE.

The property is in the Residential Medium Density (RMD) Comprehensive Plan land use designation and the Residential-8 (R-8) zoning designation. The proposed subdivision would result in 9 lots ranging in size from 4,700 square feet to 8,270 square feet. The project is vested to the R-8 zoning standards prior to the adoption of the Interim R-8 Zoning standards approved through Ordinance 5724 and prior to the new R-8 Zoning standards approved through Ordinance 5758. The project is also vested to the Critical Areas Ordinance prior to the adoption of the updated Critical Areas Ordinance adopted through Ordinance 5757. The subject site is bordered by single-family homes to the west and north and a single-family subdivision called Taylor Court to the south.

Access to all lots identified would be from a new dead-end public street proposed in the center of the site. The new street would extend from Monterey PI NE and would dead-end into a hammerhead to the west. The street would also provide access to the proposed storm drainage facility in the northwest corner of the site. No impacts to the existing Category 2 wetland or 50-foot buffer are anticipated by the proposal. Street frontage improvements including curb, gutter, sidewalk, and a bike lane along Monterey PI NE. Monterey is classified as a collector street and has no existing frontage improvements.

The site grade descends to the west-northwest with approximately 44 feet of elevation relief from the southeast corner to the northwest corner. The average slope is approximately 9 percent, with slopes ranging from 3 to 60 percent. Steep slopes run east to west in the south central area near proposed Lots 6 and 7 of the site. Preparation of the project site would result in approximately 4,500 cubic yards of soil stripping and for stormwater pond excavation. Excavated soils are proposed for re-use for street and plat construction. Structural import fill material from local sources would be required for building pads.

The site is a combination of two single-family residential properties, with existing homes on each lot that would be removed as part of site preparation. Both existing single-family homes and a detached represent approximately 5,580 square feet of building area. The site contains grassy and treed areas including a wetland and 60 significant trees. Of the 60 significant trees inventoried, 12 are located where the new public right-of-way and street improvements are proposed, 8 would remain in the wetland tract area, with 2 proposed to be retained outside the wetland area. The applicant proposes approximately 60 new trees around the site, primarily around the stormwater tract in the northwest corner of the site and along the southerly boundary of the site. New street trees would also be planted in planter strips within right-of-ways.

The applicant provided a wetland reconnaissance report by Altmann Oliver Associates, LLC, dated September 8, 2014. Based on the biological investigation, part of a Category 2 wetland is located in the southwest corner of the site and extends onto abutting properties. A new critical areas tract of approximately 14,213 square feet is proposed. This would contain approximately 5,087 square feet of the Category 2 wetland with the rest of the area proposed as the required critical areas buffer.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS-M with a 14-day Appeal Period.

B. Mitigation Measures

1. The applicant shall be required to comply with the recommendations included in the Geotechnical Evaluation, Earth Solutions NW LLC, dated September 18, 2014 and Addendum to the Geotechnical Evaluation prepared by Earth Solutions, NW LLC dated March 2, 2015, for the duration of clearing, grading, site and building construction.

C. Exhibits

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| Exhibit 1 | ERC Report |
| Exhibit 2 | Zoning and Neighborhood Map |
| Exhibit 3 | Aerial |
| Exhibit 4 | Preliminary Plat Plan, Encompass Engineering & Surveying, date 8/12/15 |
| Exhibit 5 | Boundary, Topographic Survey, Tree Inventory, Encompass Engineering & Surveying, date 8/12/15 |
| Exhibit 6 | Preliminary Grading Plan, Encompass Engineering & Surveying, date 8/12/15 |
| Exhibit 7 | Generalized Utility Plan, Encompass Engineering & Surveying, date 8/12/15 |
| Exhibit 8 | Preliminary Cutting, Land Clearing, Landscape Plan, Encompass Engineering & |

- Surveying, date 8/12/15
- Exhibit 9 Preliminary Street Profile, Encompass Engineering & Surveying, date 8/12/15
- Exhibit 10 Revised Preliminary Technical Drainage Information Report, Encompass Engineering & Surveying, date 8/13/15
- Exhibit 11 Geotechnical Evaluation, Earth Solutions NW LLC, date 9/18/14 and Addendum to the Geotechnical Evaluation prepared by Earth Solutions, NW LLC date 3/2/15
- Exhibit 12 Project Narrative
- Exhibit 13 Environmental Checklist
- Exhibit 14 Tree Retention Worksheet
- Exhibit 15 Density Worksheet
- Exhibit 16 Wetland Reconnaissance and Evaluation
- Exhibit 17 Advisory Notes – City Staff
- Exhibit 18 City Transportation Determination for Monterey PI NE, dated 7/25/13

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: The site grade descends to the west-northwest with approximately 44 feet of elevation relief from the southeast corner of the subject site to the northwest corner. The northern half of the subject site has a gentle slope to from east to west. In the south central area of the site, is a steep slope, identified in the geotechnical evaluation as a broken slope feature that is limited in extent and that appears to have been created in part from previous grading activities associated with the existing development (Exhibit 11, page 1). Deducting the wetland tract area of approximately 14,213 square feet, more than 1-1/2 acres would be cleared for the development of the plat. Preparation of the project site would result in approximately 4,500 cubic yards of soil stripping and excavation for the stormwater detention pond (Exhibit 13, page 3). Excavated materials would be re-used on-site where possible. Structural fill would be imported from local sources for building pads. Because the area to be cleared and graded is greater than one acre, the applicant will need to apply for and receive a Washington State Department of Ecology clear and grade permit prior to construction permit issuance.

The applicant submitted a Geotechnical Evaluation prepared by Earth Solutions, NW LLC dated September 18, 2014, and an Addendum to the Geotechnical Evaluation prepared by Earth Solutions, NW LLC dated March 2, 2015 (Exhibit 11). The Addendum responds to City staff comments and states that there are no coal mine hazards or seismic hazards on the site. The Addendum also clarifies that the 16-foot tall slope with approximately 34% gradient in the center portion of the site is a man-made slope (Exhibit 11, Addendum). The geotechnical engineer states that the proposed development will not increase the threat of geological hazards to adjacent property beyond pre-development conditions and that it is their opinion that the proposal will not adversely impact other critical areas and that the development proposal can be safely

accommodated on the subject site (Exhibit 11, Addendum). Based on the recommendations included in the provided report, staff recommends as a mitigation measure that the applicant comply with the recommendations included in the provided Geotechnical Evaluation during clearing, grading, site and building construction.

Earth Solutions excavated six test pits across the project site (Exhibit 11). The majority of the test pits contacted soil materials characterized as medium dense to dense weathered and unweathered till deposits known as Alderwood soils (Exhibit 11, page 2). According to the report, existing fill on the site is localized and relatively shallow, extending to depths of about two feet with relative density of the native till deposits increasing with depth, exhibiting medium dense to dense characteristics at depths of roughly two to three feet. The Geotechnical Evaluation also analyzed groundwater levels in all test pits. Groundwater seepage was observed in one test pit location at a depth of two feet (Exhibit 11, page 2). Groundwater was not encountered at any of the other test pit locations.

Mitigation Measures: The applicant shall be required to comply with the recommendations included in the Geotechnical Evaluation, Earth Solutions NW LLC, dated September 18, 2014 and Addendum to the Geotechnical Evaluation prepared by Earth Solutions, NW LLC dated March 2, 2015 during clearing, grading, site and building construction.

Nexus: SEPA Environmental Review Regulations.

2. Water

a. Wetlands

Impacts: The applicant provided a wetland reconnaissance and delineation report prepared by Altmann Oliver Associates LLC, dated September 8, 2014 (Exhibit 16). The report states that a site reconnaissance was conducted on May 12, 2014 and one wetland was identified and delineated in the southwest area of the subject site as depicted on the submitted site survey (Exhibit 5). The wetland extends off-site and was determined to be a Category 2 wetland according to City of Renton Critical Areas Regulations and is part of the same wetland that was previously determined to be located on the site of the Taylor Court Short Plat (LUA05-082). The portion of the wetland on-site is an approximate size of 5,087 square feet. With the required 50-foot buffer for Category 2 wetlands, the critical areas tract would be approximately 14,213 square feet as identified on the plat layout (Exhibit 4).

The wetland is located on a slope and is part of a larger wetland that extends onto abutting properties to the south and to the west (Exhibit 16). The area where the wetland is located slopes from south to north approximately 16 feet in elevation change with an approximate 12 percent slope. The on-site portion of the wetland consists of a mowed pasture/lawn dominated by low growing vegetation of grasses, buttercup, and field horsetail. Eight trees located in the wetland and buffer area consist of firs, alder, and apple trees.

The Altmann Oliver report describes soils within the wetland as generally saturated near the surface, and further states that surface runoff appears to infiltrate near the toe of the slope along the western property line (Exhibit 16). As a sloped wetland, there is not substantial stormwater storage capability (Exhibit 16). And, because the wetland and buffer have been mowed, the plant community limits the wetlands ability to maintain downstream water quality.

Altmann Oliver states that the wetland provides for very limited function, providing low wildlife habitat.

The wetland and buffer will be placed within a protective critical areas tract as part of the project. As a condition of preliminary plat approval, staff will recommend that a split rail fence and signage be installed to define the wetland buffer boundary.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

b. Storm Water

Impacts: A drainage plan and revised preliminary drainage report prepared by Encompass Engineering was for the project (Exhibit 7 and 10). Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. A combined detention / water quality pond is proposed to meet the detention and water quality needs of the project within a tract in the northwest corner of the site (Exhibit 4). The proposed facility will be a public storm water facility with a connection through an easement on the westerly abutting property with a connection to City storm facilities within Lincoln Ave NE.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

3. Vegetation

Impacts: The site is currently covered with grassy and treed areas and other vegetation where the existing homes, gravel driveways, and accessory buildings are not located (Exhibit 5). The site is currently covered with vegetation including low growing groundcover and areas with mature evergreen and deciduous trees (Exhibit 5). As stated in the Environmental Checklist, the site would be approximately 58 percent impervious surface following full site development with the built-out lots and street improvements (Exhibit 13, page 3).

The applicant is required to retain 30 percent of the trees located on site that are not located within critical areas, proposed rights-of-way and access easements. The mix of trees on the subject site is pine, fir, apple, cotton, alder, walnut, and holly species. Of the 60 significant trees on the site, 12 would be excluded for the proposed street improvements and 8 would be excluded as they are in the proposed wetland and wetland buffer area and would not be removed. Therefore, the applicant would be required to retain a minimum of 12 trees or provide for replacement trees. The applicant has proposed to retain two 10-inch diameter fir trees located along the southern property line of the site (Exhibit 8). The applicant proposes to plant 60 replacement trees at 2-inch diameter minimum (Exhibit 8).

Mitigation Measures: No further mitigation needed.

Nexus: Not applicable

4. Transportation

Impacts: The proposed project would result in impacts to the City's street system as there would be 9 future residential homes on the proposed lots, where there have been two homes developed in the past. In order to mitigate transportation impacts the applicant would be required to pay an appropriate Transportation Impact Fee per City Code and prior to the issuance of building permits.

The proposed preliminary plat is located on the west side of Monterey Pl NE in an area with nearby rolling hills, steep slopes, and previously constructed subdivisions on hills. There are few east-west through streets that would connect Monterey Pl NE with Lincoln Ave NE to the west that could provide a more connected street grid in the vicinity. Staff reviewed the proposal for a potential connection to the west, were the project's proposed dead end would potentially connect with a future thru street to Lincoln Ave NE. Additionally, staff considered the existing wetland on the subject site that extends onto the abutting property to the west where a potential east-west thru street could be located over time. Given the location of the wetland and its associated buffer on the subject site and the continuation of the wetland onto the abutting property to the west, a thru street is not recommended by staff.

Mitigation Measures: No further mitigation needed.

Nexus: Not applicable

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into Exhibit 17 Advisory Notes to Applicant/Review Comments.

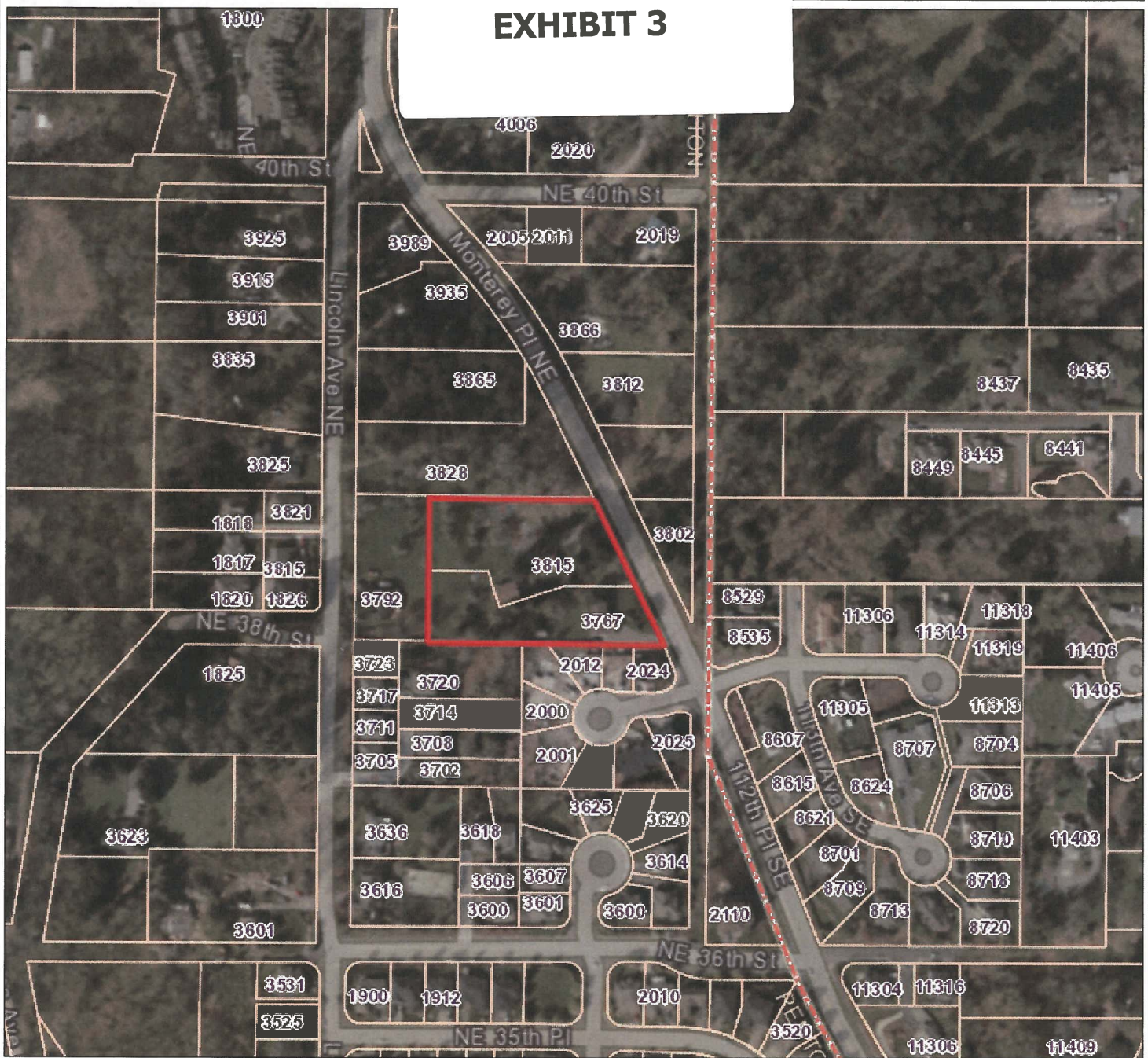
- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

The Environmental Determination decision will become final if the decision is not appealed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680).

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing together with the required fee to: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057, on or before 5:00 p.m. on October 9, 2015. RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall – 7th Floor, (425) 430-6510.

Aerial

EXHIBIT 3



Notes

None



256 0 128 256 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

City and County Boundary

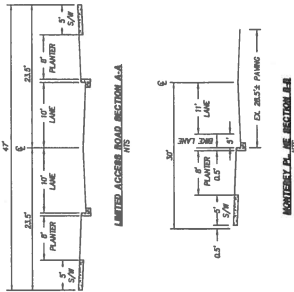
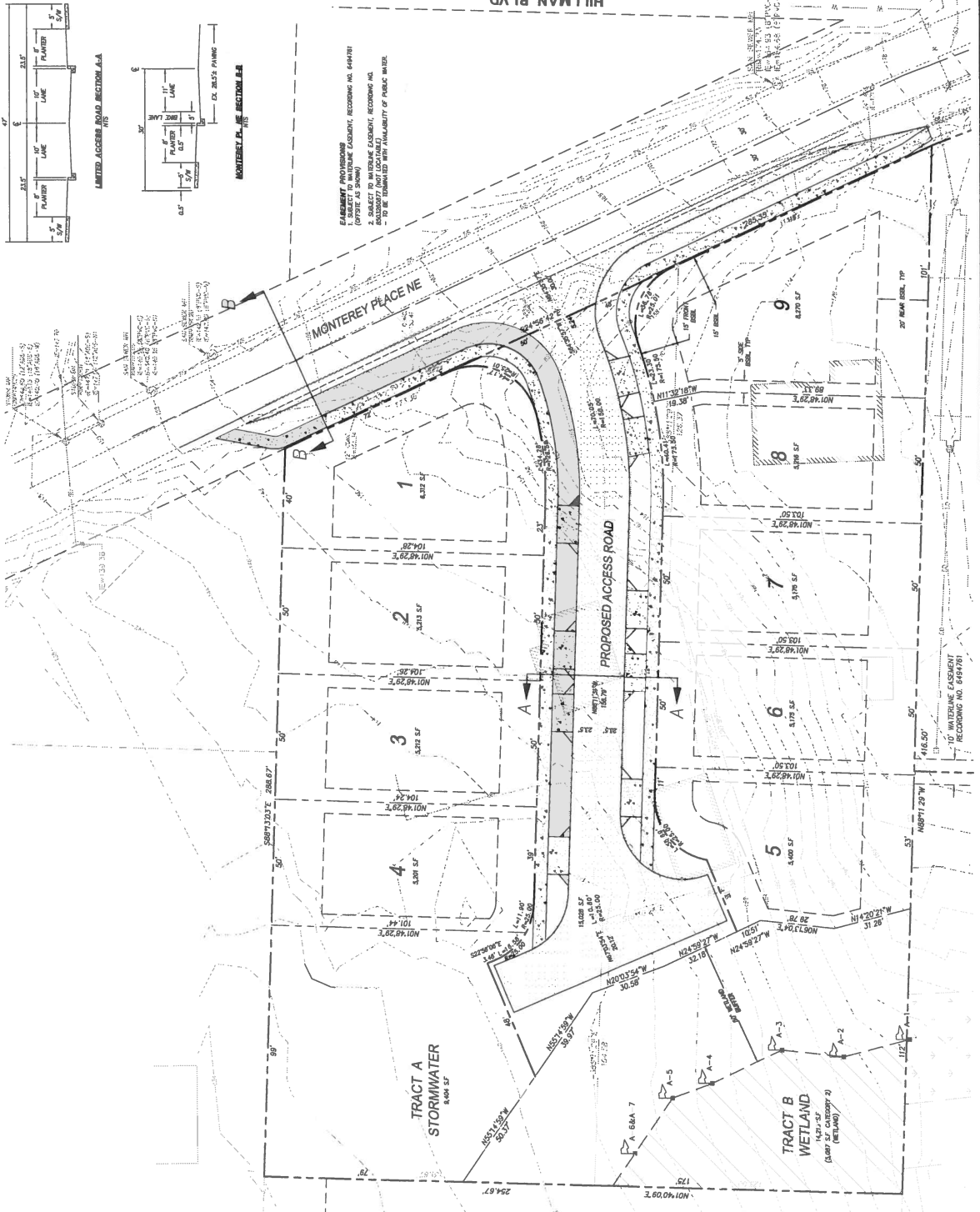
Other

City of Renton

Addresses

Parcels

DOHRN MEADOWS
SW 1/4 OF NE 1/4 OF SECTION 32, T. 24 N., R. 06 E., W.M.
CITY OF RENTON, STATE OF WASHINGTON



LEGAL DESCRIPTION
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 OF CITY OF RENTON LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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| 10 | 01/23 | | |



DOHRN MEADOWS
PRELIMINARY PLAT

EXHIBIT 4

| DATE | BY | DATE |
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DOHRN MEADOWS
 SW 1/4 OF NE 1/4 OF SECTION 32, T. 24 N., R. 05 E., W.M.
 CITY OF RENTON, STATE OF WASHINGTON

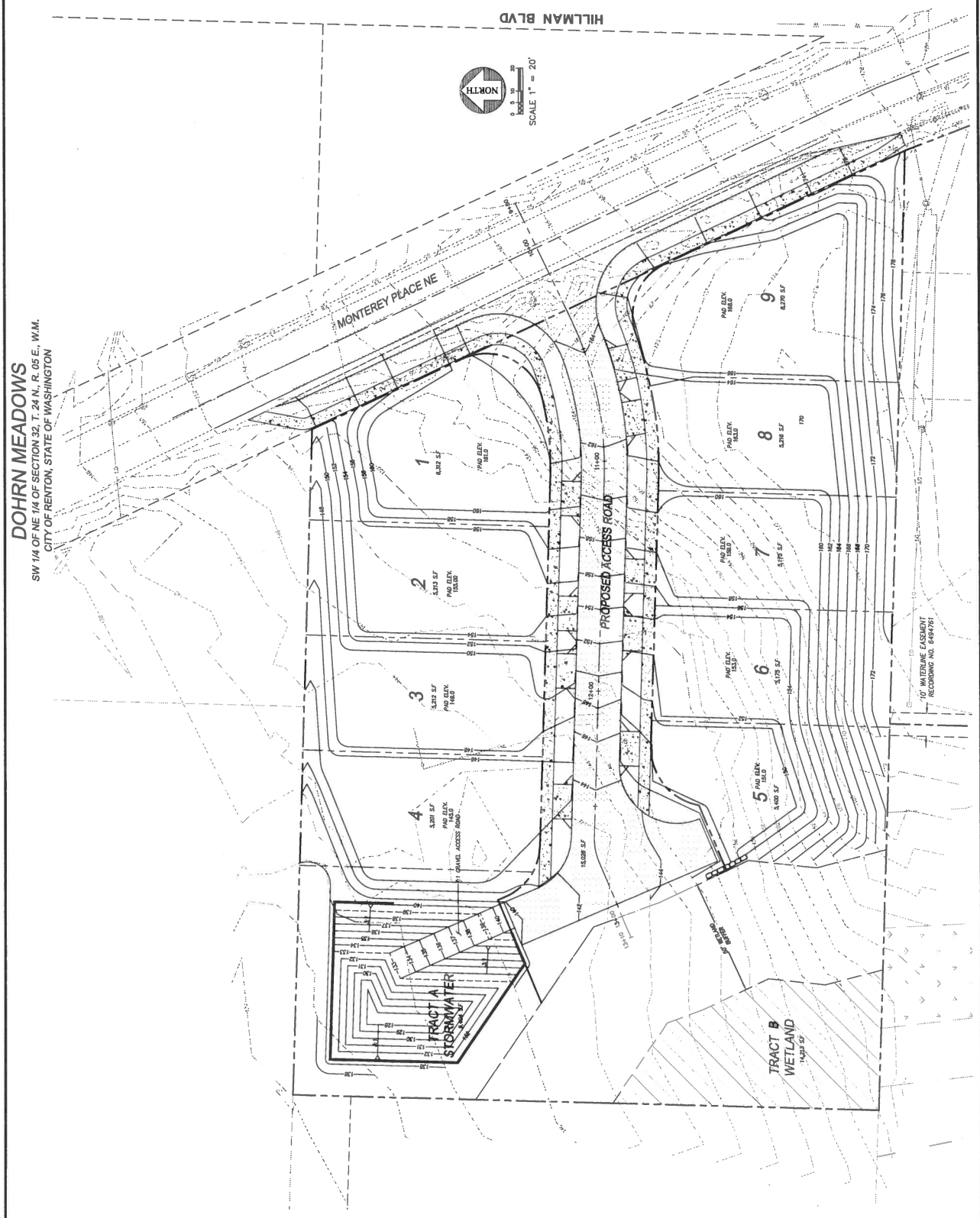
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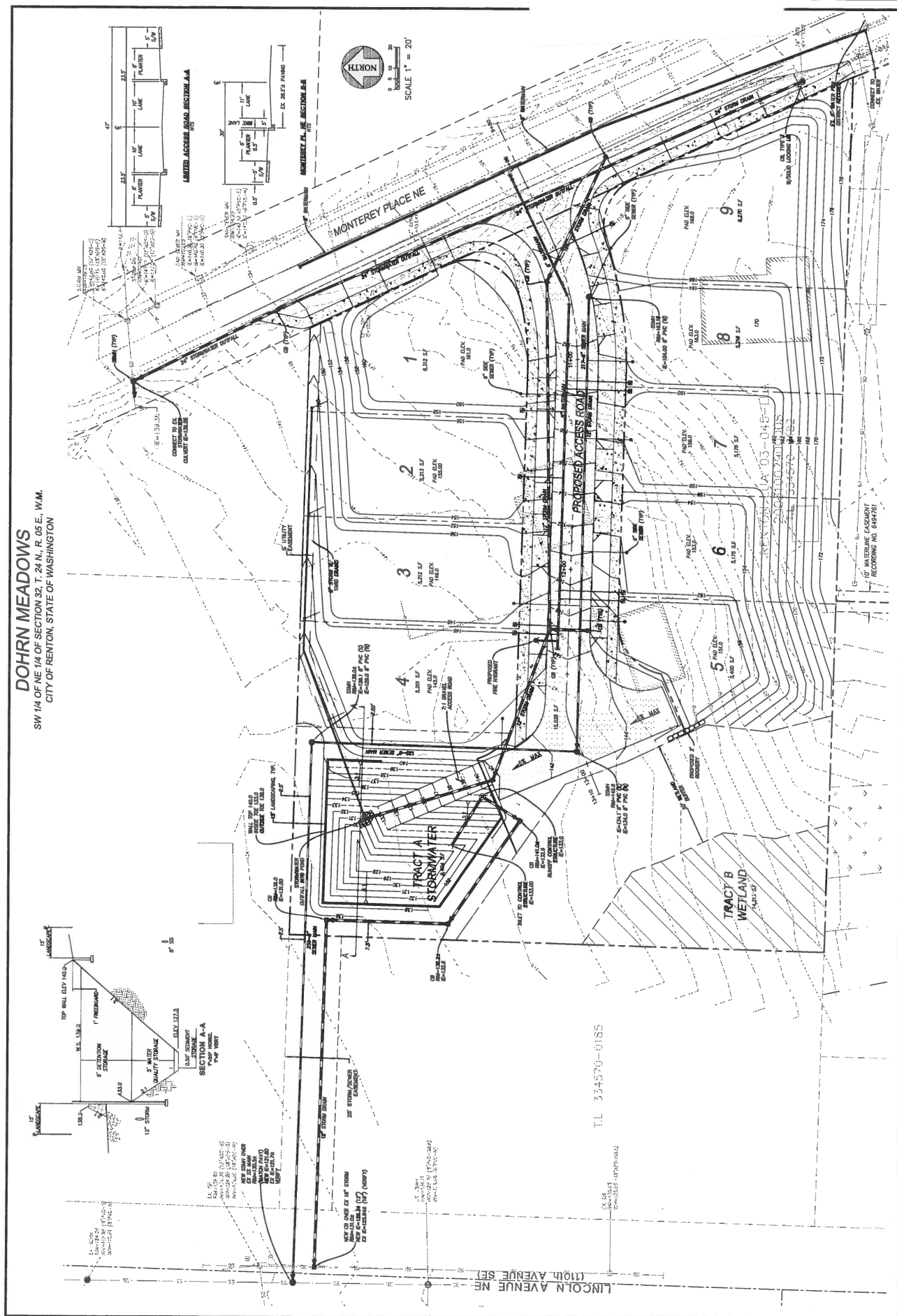


PRELIMINARY GRADING PLAN
 DOHRN MEADOWS

EXHIBIT 9

| | |
|----------|------------|
| DATE | 07/25/2015 |
| SCALE | 1" = 20' |
| DRAWN | 1/24 |
| CHECKED | 1/24 |
| APPROVED | 1/24 |
| SHEET | 5 of 6 |





MONTEREY PLACE NE
LANDSCAPE DETAIL

DOHRN MEADOWS
 SW 1/4 OF NE 1/4 OF SECTION 32, T. 24 N., R. 05 E., W. 11 M.
 CITY OF RENTON, STATE OF WASHINGTON

PRELIMINARY STREET PROFILE

DOHRN MEADOWS

EXHIBIT 6

| | |
|----------|-----------|
| DATE | 8/12/2021 |
| SCALE | 1"=20' |
| DRAWN | RES |
| CHECKED | RES |
| APPROVED | RES |
| SHEET | 4 of 6 |

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|-----------|--|----|---------|
| REVISIONS | DESCRIPTION | BY | DATE |
| 1 | REVISIONS WITH CITY REVIEW | | 8/12/21 |
| 2 | IF ANY CHANGES ARE MADE TO THIS PLAN, THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE REVISIONS. | | |

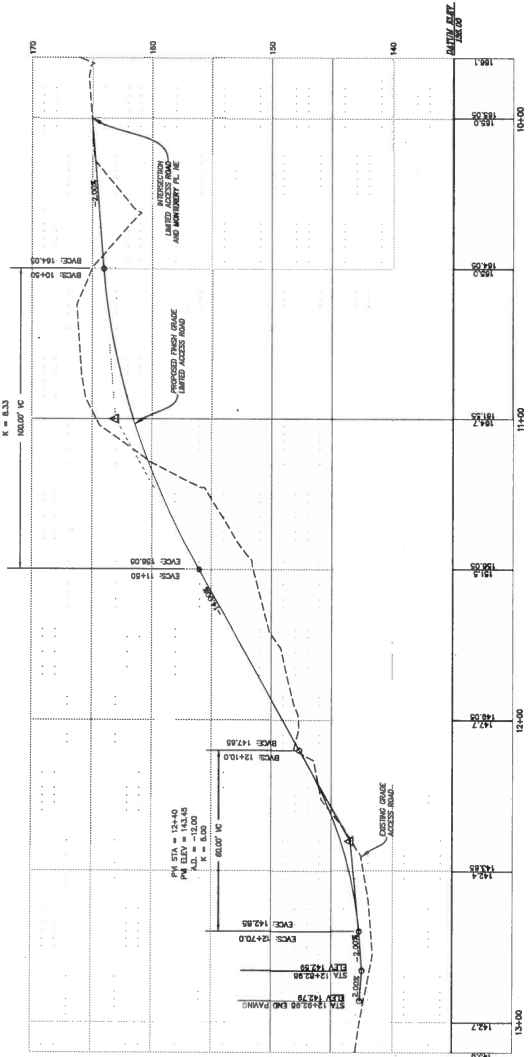


EXHIBIT 10

PRELIMINARY DRAINAGE REPORT

for

DOHRN MEADOWS

City of RENTON

3815 and 3767 Monterey Place NE

September 12, 2014 /REVISED 8/13/15

Encompass Engineering & Surveying, Job No. 13690



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PLANNING DIVISION

9-12-14

Prepared by:

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

Prepared for:

CIVIC DEVELOPMENT
Joe Pruss
18211 240th Avenue SE
Maple Vally, WA 98038

Entire Document
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EXHIBIT 11



September 18, 2014
ES-3581

Earth Solutions NW LLC

- Geotechnical Engineering
- Construction Monitoring
- Environmental Sciences

Civic Development
18211 – 240th Avenue Southeast
Maple Valley, Washington 98038

Attention: Mr. Joe Pruss

**Subject: Geotechnical Evaluation
Dohrn Meadows Short Plat
3815 and 3767 Monterey Place Northeast
Renton, Washington**

Reference: Encompass Engineering
Site Plan and Survey

King County Soil Survey
(NRCS Mapping)

Dear Mr. Pruss:

In accordance with your request, Earth Solutions NW, LLC (ESNW) has prepared this report and geotechnical evaluation for the proposed development. The project site is located along Monterey Place Northeast in the Kenndale area of Renton, Washington. Development plans include nine building lots and related infrastructure improvements. The attached test pit location plan illustrates the property limits with existing site features and topography. Existing residential developments are located to the north, south, and west of the site. Monterey Place Northeast borders the site to the east. The subject property is currently developed with two residential structures and related outbuildings which will be removed as part of the proposed development. The referenced site plan identifies a wetland tract and stormwater facility tract along the western site boundary. Based on site reconnaissance during the subsurface investigation phase of our evaluation, overall stability throughout the site is characterized as good. No indications of soil instability or areas of severe erosion were identified. An isolated (broken) slope feature exists throughout the south-central area of the site, and is limited in extent. This feature appears to have been created in part from previous grading activities associated with the existing development. No indications of soil instability were noted along this existing feature.

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1805 - 136th Place N.E.

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04 • FAX (425) 449-4711

CITY OF RENTON
PLANNING DIVISION



March 2, 2015
ES-3581

Earth Solutions NW LLC

- Geotechnical Engineering
- Construction Monitoring
- Environmental Sciences

Civic Development
18211 – 240th Avenue Southeast
Maple Valley, Washington 98038

Attention: Mr. Joe Pruss

**Subject: Addendum Geotechnical Report and
Response To Review Comments
Dohrn Meadows Short Plat
3815 and 3767 Monterey Place Northeast
Renton, Washington**

Reference: City of Renton
Review Comments
Dated December 18, 2014

Encompass Engineering
Topographic Survey
Dated September 12, 2014

Earth Solutions NW, LLC
Geotechnical Evaluation
ES-3581, dated September 18, 2014

Dear Mr. Pruss:

In accordance with your request, Earth Solutions NW, LLC (ESNW) has reviewed the referenced City of Renton review comments. The city review comments pertinent to the geotechnical aspects of the project are provided below, followed by our response.

City of Renton Comment – “Please update your geotechnical report in the same format of required content as listed under Geotechnical Report in RMC 4-8-120.D.7”.

ESNW Response – We have reviewed RMC 4-8-120.D.7. Given the level of proposed development activities (small residential plat) and the findings of the geotechnical investigation, the previously submitted report (ES-3581, dated September 18, 2014) contains the relevant “report sections” as detailed in RMC 4-8-120.D.7. The site does not contain coal mine or seismic hazards, and shoreline considerations do not apply. However, for clarity with respect to geological hazards, the following is provided:

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1805 - 136th Place N.E., Suite

CITY OF RENTON
PLANNING DIVISION
FAX (425) 444-1111

**DOHRN MEADOWS PLAT
PROJECT NARRATIVE**

EXHIBIT 12

- Project name, size and location of site:

The Dohrn Meadows Plat is located at 3815 & 3767 Monterey PI NE, Tax Parcels 334570-0181 & 334570-0182. The total area of the site is 89,819 sq. ft. (gross)

- Land use permits required for proposed project:

Preliminary Plat approval.

- Zoning description of the site and adjacent properties:

The current zoning of the property is R-8. The adjacent property is zoned R-8. Property to the north, south is single family residential (R-8). Property to the east is unincorporated King County.

- Current use of the site and any existing improvements:

Tax Parcel 334570-0181 contains a house, detached garage and sports court.

Tax Parcel 334570-0182 contains a house and shed.

- Special site features (i.e., wetlands, water bodies, steep slopes):

Wetland on the southwest corner of the site. There are no known categorized steep slopes on site.

- Statement addressing soil type and drainage conditions:

According to the NRCS King County are soils report, the site is approximately 15% Everett, Gravelly Sandy Loam (EvC), 61% Ragnar-Indianola association, sloping (RdC), and 23% Alderwood gravelly sandy loam (AgD).

- Proposed use of the property and scope of the proposed development:

Proposed 9-lot single-family residential development of two existing tax parcels.

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PLANNING DIVISION**

- For plats indicate the proposed number, net density, and range of sizes of the new lots:

Nine lots, with lot sizes of smallest 5,201 sq ft, to the largest of 8,270 sq ft and 9,405 sq ft with a density of 5.625 units per acre.

- Access:

Lots 1 through 8 will access to proposed road that will access on to Monterey PI NE, Lot 9 will access directly on to Monterey PI NE

- Proposed off-site improvements (i.e., installation of sidewalks, fire hydrants, sewer main, etc.):

Curb, gutter, sidewalk and landscaping the property frontage. A sewer will need to be extended to the property

- Total estimated construction cost and estimated fair market value of the proposed project:

Construction cost of about \$150,000 and an estimated fair market value of \$1,000,000 ±.

- Estimated quantities and type of materials involved if any fill or excavation is proposed:

Grading will be required for roads, pond and building pads. Approximately 4,500 cu.yds. of stripping material and pond excavation will be generated for road and plat construction. Structural fill material from local sources will be required for building pads.

- Number, type and size of any trees to be removed:

Thirty percent of trees required to be retained=>12 trees. 12 trees will be retained or replaced.

There will be (50) 8" – 40" deciduous and conifer trees removed with this project.

- Explanation of any land to be dedicated to the City:

Onsite access road.

- Any proposed job shacks, sales trailers, and/or model homes:

N/A

- Any proposed modifications being requested:

None.

- Distance in feet from the wetland or stream to the nearest area of work:

500'+

PLANNING

ENVIRONMENTAL CHECKLIST

City of Renton Planning Division
 1055 South Grady Way, Renton, WA 98057
 Phone: 425-430-7200 Fax: 425-430-7231

PURPOSE OF CHECKLIST:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions (actions involving decisions on policies, plans and programs), the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

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TREE RETENTION WORKSHEET

EXHIBIT 14

1. **Total** number of trees over 6" in diameter¹ on project site: 1. 60 trees

2. **Deductions:** Certain trees are excluded from the retention calculation:

| | | |
|---|-----------|-------|
| Trees that are dead, diseased or dangerous ² | <u>0</u> | trees |
| Trees in proposed public streets | <u>12</u> | trees |
| Trees in proposed private access easements/tracts | <u>0</u> | trees |
| Trees in critical areas ³ and buffers | <u>8</u> | trees |

Total number of **excluded trees:** 2. 20 trees

3. Subtract **line 2** from **line 1**: 3. 40 trees

4. Next, to determine the number of trees that must be **retained**⁴, multiply **line 3** by:

0.3 in zones RC, R-1, R-4, or R-8

0.1 in all other residential zones

0.05 in all commercial and industrial zones

4. 12 trees

5. List the number of 6" or larger trees that you are proposing⁵ to **retain**⁴:

5. 2 trees

6. Subtract **line 5** from **line 4** for **trees to be replaced**:

(If line 6 is less than zero, stop here. No replacement trees are required).

6. 10 trees

7. Multiply **line 6** by **12"** for number of **required replacement inches**:

7. 120 inches

8. Proposed size of trees to meet **additional planting** requirement:

(Minimum 2" caliper trees required)

8. 2" inches
per tree

9. Divide **line 7** by **line 8** for number of **replacement trees**⁶:

(if remainder is .5 or greater, round up to the next whole number)

9. 60 trees

¹. Measured at chest height.

². Dead, diseased or dangerous trees must be certified as such by a forester, registered landscape architect, or certified arborist, and approved by the City.

³. Critical Areas, such as wetlands, streams, floodplains and protected slopes, are defined in Section 4-3-050 of the Renton Municipal Code (RMC).

⁴. Count only those trees to be retained outside of critical areas and buffers.

⁵. The City may require modification of the tree retention plan to ensure retention of the maximum number of trees per RMC 4-4-130H7a

⁶. Inches of street trees, inches of trees added to critical areas/buffers, and inches of trees retained on site that are less than 6" but are greater than 2" can be used to meet the tree replacement requirement.

DENSITY WORKSHEET

EXHIBIT 15

City of Renton Planning Division
1055 South Grady Way-Renton, WA 98057
Phone: 425-430-7200 Fax: 425-430-7231

1. Gross area of property: 1. 89,819 square feet
2. Deductions: Certain areas are excluded from density calculations.
These include:

| | |
|----------------------------|---------------------------|
| Public streets** | <u>15,028 square feet</u> |
| Private access easements** | <u>0 square feet</u> |
| Critical Areas* | <u>5,087 square feet</u> |

Total **excluded area**:

2. 20,115 square feet
3. Subtract **line 2** from **line 1** for **net area**: 3. 69,704 square feet
4. Divide **line 3** by 43,560 for **net acreage**: 4. 1.60 acres
5. Number of dwelling units or lots planned: 5. 9 units/lots
6. Divide **line 5** by **line 4** for **net density**: 6. 5.625 = dwelling units/acre

***Critical Areas are defined as "Areas determined by the City to be not suitable for development and which are subject to the City's Critical Areas Regulations including very high landslide areas, protected slopes, wetlands or floodways." Critical areas buffers are not deducted/excluded.**

**** Alleys (public or private) do not have to be excluded.**

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CITY OF RENTON
PLANNING DIVISION 03/08

EXHIBIT 16

Altmann Oliver Associates, LLC

PO Box 578

Carnation, WA 98011

Office (425) 333-4535

Fax (425) 333-4509

AOA

Environmental
Planning &
Landscape
Architecture



September 8, 2014

AOA-4562

Chad Allen
Encompass Engineering and Surveying
165 NE Juniper Street, Suite 201
Issaquah, WA 98027

**SUBJECT: Wetland Delineation for Dohrn Meadows
3767 and 3815 Monterey Pl. NE
Renton, WA (Parcels 334570-0182 -0181)**

Dear Chad:

On May 12, 2014 I conducted a wetland reconnaissance on the subject property utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. One wetland (Wetland A) was identified and delineated in the southwest portion of the site during the field investigation. This wetland was subsequently surveyed and is depicted on your survey drawing.

Wetland A

Wetland A is located on a slope in the southwest corner of the property and is part of a larger wetland that extends off-site to the south. The on-site portion of the wetland consists of a periodically mowed pasture/lawn that was dominated by grasses, buttercup (*Ranunculus* sp.), and field horsetail (*Equisetum arvense*). Soils within the wetland were generally saturated near the surface and any surface runoff appears to infiltrate near the toe of the slope along the western property line.

Attachment A contains data sheets prepared for a representative location in both the upland and wetland. These data sheets document the vegetation, soils, and hydrology information that aided in the wetland boundary determination.

Wetland A on the site is part of the same wetland that was previously determined to be a Category 2 wetland during review of the Taylor Court Short Plat (LUA05-082), which is located immediately to the southeast. Category 2 wetlands require a standard 50-foot buffer per RMC 4-3-050M.6.c.

**Entire Document
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SEP 19 2014
CITY OF RENTON
PLANNING DIVISION

Kris Sorensen

From: John Altmann <john@altoliver.com>
Sent: Wednesday, December 17, 2014 12:44 PM
To: Kris Sorensen
Cc: Tom Redding
Subject: RE: Elec. Site Plan attached; FW: Renton; Dohrn Meadows Preliminary Plat Wetland Delineation
Attachments: Taylor Ct--Posible Adjacent Wetland Buffer.pdf

Hi Kris-

After contacting Encompass, it is my understanding that the wetland off-site to the south of the Dohrn Meadows project site was sketched onto the site plan per the attachment. The off-site wetlands on this plan were mapped in 1998 by another consultant. I am not sure if it is a sketch or a survey since I do not see the flag numbers, but in any event I believe my delineation and off-site sketch more accurately reflects the current wetland conditions. Please let me know if you have questions. Thanks.

John

-----Original Message-----

From: Kris Sorensen [<mailto:KSorensen@Rentonwa.gov>]
Sent: Monday, December 15, 2014 8:12 AM
To: John Altmann
Subject: Elec. Site Plan attached; FW: Renton; Dohrn Meadows Preliminary Plat Wetland Delineation

Hi John - Thanks for calling and talking with Chad. If you can have an answer by Wednesday, that would be great.

Kris Sorensen, Associate Planner, Planning Division, Community & Economic Development, City of Renton, 425-430-6593

-----Original Message-----

From: Kris Sorensen
Sent: Wednesday, December 10, 2014 9:51 AM
To: john@altoliver.com
Subject: FW: Renton; Dohrn Meadows Preliminary Plat Wetland Delineation

Resend, thanks for pointing that out. See new attachment.

-----Original Message-----

From: John Altmann [<mailto:john@altoliver.com>]
Sent: Wednesday, December 10, 2014 9:15 AM
To: Kris Sorensen
Subject: FW: Renton; Dohrn Meadows Preliminary Plat Wetland Delineation

Hi Kris-

Could you please re-check the scans. They don't appear to match what you intended to send. Thanks.

John

John Altmann
Altmann Oliver Associates, LLC
425.333.4535
john@altoliver.com
www.altoliver.com

-----Original Message-----

From: Kris Sorensen [<mailto:KSorensen@Rentonwa.gov>]
Sent: Tuesday, December 09, 2014 4:10 PM
To: john@altoliver.com
Subject: Renton; Dohrn Meadows Preliminary Plat Wetland Delineation

Hi John -

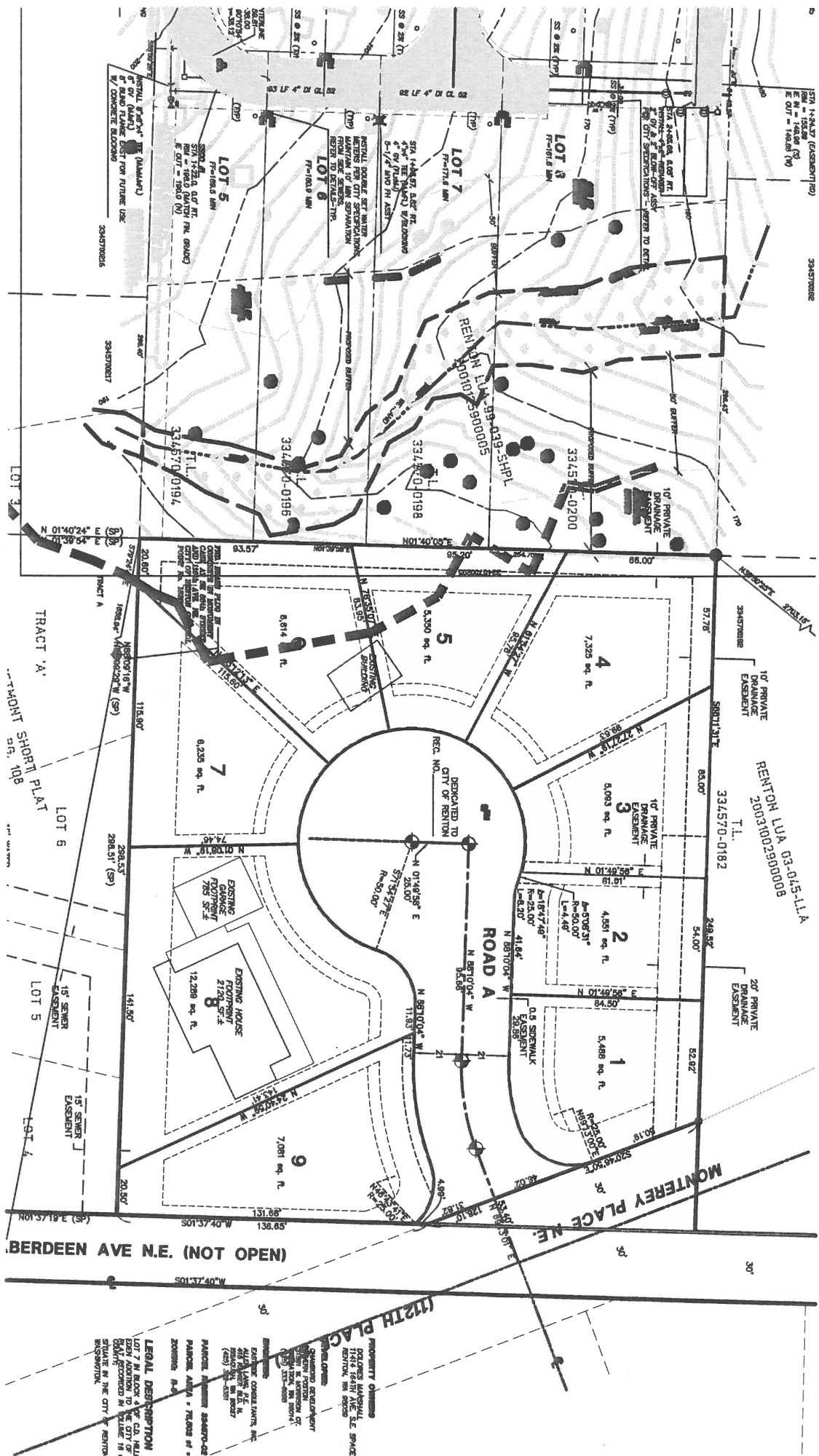
I've got a follow-up question on the wetland delineation you provided for Encompass engineering and the Dohrn Meadows plat project in City of Renton.

I've attached your wetland report and a some scans that I need clarification on. You can see in one attachment that I provided 3 plans (the plat plan for Dohrn Meadows, your November delineation with the wetland boundaries estimated on the neighboring properties, and your Taylor Court wetland delineation for the subdivision to the south that was done pre-2005).

You can see on the three plans above that the wetland delineation on the southern side of the Dohrn project does not match the Dohrn meadows delineation. Although your November delineation shows the wetland boundaries matching up across the properties. Can you clarify that either your November delineation is where the wetland is located on the property to the south of the Dohrn Plat, or why there is inconsistency in the Dohrn Meadows submitted plat plan with the wetland boundaries. If the wetland to the south is located as shown on the Dohrn plat plan, as delineated as part of the Taylor Court project, a 50-foot buffer would require a larger critical areas tract on the Dohrn plat.

I am open to talk on the phone and am asking to get clarification for the Environmental review committee report and for the future Hearing Examiner report. Thank you.

Kris Sorensen, Associate Planner, Planning Division, Community & Economic Development, City of Renton, 425-430-6593





PLAN - Planning Review - Land Use

Version 2 | September 17, 2015

| | |
|---------------------------------|---|
| Planning Review Comments | Contact: Kris Sorensen 425-430-6593 ksorensen@rentonwa.gov |
| On hold letter sent 12/18/14. | |

| | |
|--|--|
| Fire Review - Building Comments | Contact: Corey Thomas 425-430-7024 cthomas@rentonwa.gov |
| <p>Recommendations: Environmental Impact Comments:</p> <ol style="list-style-type: none"> The fire impact fees are applicable at the rate of \$479.28 per single family unit. This fee is paid at time of building permit. Credit would be granted for the two existing homes. <p>Code Related Comments:</p> <ol style="list-style-type: none"> The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants are not within 300 feet of the furthest proposed dwelling, so a new hydrant and water main is required. A water availability certificate is required from Coal Creek Utility District. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 322 psi point loading. Access is required within 150 feet of all points on the buildings. Dead end streets that exceed 150 feet in length require an approved turnaround, proposed hammerhead turnaround is acceptable. | |

| | |
|---|--|
| Technical Services Comments | Contact: Bob MacOnie 425-430-7369 bmaconie@rentonwa.gov |
| <p>Recommendations: Preliminary Plat: Bob Mac Onie 10/21/2014</p> <p>Note the City of Renton land use action number and land record number, LUA14 001280 and LND 10 0518, respectively, on the final plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.</p> <p>Show two ties to the City of Renton Survey Control Network. The geometry will be checked by the city when the ties have been provided.</p> <p>Provide sufficient information to determine how the plat boundary was established.</p> <p>Include a statement of equipment and procedures used, per WAC32 130 100.</p> <p>Note the date the existing city monuments were visited and what was found, per WAC 332 130 150.</p> <p>Provide lot closure calculations.</p> <p>Indicate what has been, or is to be, set at the corners of the proposed lots.</p> <p>Note discrepancies between bearings and distances of record and those measured or calculated, if any.</p> <p>The lot addresses will be provided by the city as soon as possible. Note said addresses and the street name on the plat drawing.</p> <p>On the final plat submittal, remove all references pertaining to utilities facilities, trees, concrete, gravel, decks and other items not directly impacting the subdivision. These items are provided only for preliminary plat approval.</p> <p>Do note encroachments.</p> <p>Remove from the "LEGEND" block all tree items, utilities facilities and mailbox references, but do include in said "LEGEND" block the symbols and their details that are used in the plat drawing.</p> <p>Do not include a utility provider's block, an owner's block, an engineer/surveyor block and an architect block.</p> <p>Do not include any references to use, density or zoning on the final submittal</p> <p>If the abutting properties are platted, note the lot numbers and plat name on the drawing otherwise note them as 'Unplatted'.</p> | |

PLAN - Planning Review - Land Use

Version 2 | September 17, 2015

Technical Services Comments

Contact: Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov

Remove the building setback lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.

Note the research resources on the plat submittal.

Note all easements, covenants and agreements of record on the plat drawing.

The City of Renton "APPROVALS" blocks for the City of Renton Administrator, Public Works Department, the Mayor, City Clerk and the Finance Director .

A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required.

Do not make references to density and zoning information on the final plat drawing.

If there is a Restrictive Covenants, Conditions & Restrictions document for this plat, then reference the same on the plat drawing and provide a space for the recording number thereof.

Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.

There needs to be language regarding the conveyance of the Tracts A & B created by the plat; please check with the Storm Water Utility to see if they will require that the City be the owner of Tract 'A' if not and if there is to be a Homeowners' Association (HOA) created for this plat, the following language concerning ownership of "Tract A" (Storm Water) applies to this plat and should be noted on the final plat drawing as follows:

Upon the recording of this plat, Tract A is hereby granted and conveyed to the Plat of Name of Plat Homeowners' Association (HOA) for a Storm Water Detention and Managment. All necessary maintenance activities for said Tract will be the responsibility of the HOA. In the event that the HOA is dissolved or otherwise fails to meet its property tax obligations, as evidenced by non payment of property taxes for a period of eighteen (18) months, then each lot in this plat shall assume and have an equal and undivided ownership interest in the Tract previously owned by the HOA and have the attendant financial and maintenance responsibilities.

Otherwise, use the following language on the final plat drawing:

Lots 1 through 9, inclusive, shall have an equal and undivided ownership interest in "Tract A".

The foregoing statements are to be accompanied by language defining the maintenance responsibilities for any infrastructure located on the Tract serving the plat or reference to a separate recording instrument detailing the same.

Similar language is required for Tract 'B'.

Please discuss with the Storm Water Utility any other language requirements regarding surface water BMPs and other rights and responsibilities.

All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owner.

Police Plan Review Comments

Contact: Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on police services.

PLAN - Planning Review - Land Use

Version 1 | September 17, 2015

| Technical Services Comments | Contact: Amanda Askren 425-430-7369 aaskren@rentonwa.gov |
|--|--|
| <p>Recommendations: Technical Services Amanda Askren 9/3/15 from Bob MacOnie's previous comments</p> <p>For Final Plat Preparation:</p> <p>Note the City of Renton land use action number and land record number, LUA14 001280 and LND 10 0518, respectively, on the final plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.</p> <p>Show two ties to the City of Renton Survey Control Network. The geometry will be checked by the city when the ties have been provided.</p> <p>Provide sufficient information to determine how the plat boundary was established.</p> <p>Include a statement of equipment and procedures used, per WAC32 130 100.</p> <p>Note the date the existing city monuments were visited and what was found, per WAC 332 130 150.</p> <p>Provide lot closure calculations.</p> <p>Indicate what has been, or is to be, set at the corners of the proposed lots.</p> <p>Note discrepancies between bearings and distances of record and those measured or calculated, if any.</p> <p>The lot addresses will be provided by the city as soon as possible. Note said addresses and the street name on the plat drawing.</p> <p>On the final plat submittal, remove all references pertaining to utilities facilities, trees, concrete, gravel, decks and other items not directly impacting the subdivision. These items are provided only for preliminary plat approval.</p> <p>Do note encroachments.</p> <p>Remove from the "LEGEND" block all tree items, utilities facilities and mailbox references, but do include in said "LEGEND" block the symbols and their details that are used in the plat drawing.</p> <p>Do not include a utility provider's block, an owner's block, an engineer/surveyor block and an architect block.</p> <p>Do not include any references to use, density or zoning on the final submittal</p> <p>If the abutting properties are platted, note the lot numbers and plat name on the drawing otherwise note them as 'Unplatted'.</p> <p>Remove the building setback lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.</p> <p>Note the research resources on the plat submittal.</p> <p>Note all easements, covenants and agreements of record on the plat drawing.</p> <p>The City of Renton "APPROVALS" blocks for the City of Renton Administrator, Public Works Department, the Mayor, City Clerk and the Finance Director .</p> <p>A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required.</p> <p>Do not make references to density and zoning information on the final plat drawing.</p> <p>If there is a Restrictive Covenants, Conditions & Restrictions document for this plat, then reference the same on the plat drawing and provide a space for the recording number thereof.</p> <p>Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.</p> <p>There needs to be language regarding the conveyance of the Tracts A & B created by the plat; please check with the Storm Water Utility to</p> | |

PLAN - Planning Review - Land Use

Version 1 | September 17, 2015

| Technical Services Comments | Contact: Amanda Askren 425-430-7369 aaskren@rentonwa.gov |
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| <p>see if they will require that the City be the owner of Tract 'A' if not and if there is to be a Homeowners' Association (HOA) created for this plat, the following language concerning ownership of "Tract A" (Storm Water) applies to this plat and should be noted on the final plat drawing as follows:</p> <p>Upon the recording of this plat, Tract A is hereby granted and conveyed to the Plat of Name of Plat Homeowners' Association (HOA) for a Storm Water Detention and Managment. All necessary maintenance activities for said Tract will be the responsibility of the HOA. In the event that the HOA is dissolved or otherwise fails to meet its property tax obligations, as evidenced by non payment of property taxes for a period of eighteen (18) months, then each lot in this plat shall assume and have an equal and undivided ownership interest in the Tract previously owned by the HOA and have the attendant financial and maintenance responsibilities.</p> <p>Otherwise, use the following language on the final plat drawing:</p> <p>Lots 1 through 9, inclusive, shall have an equal and undivided ownership interest in "Tract A".</p> <p>The foregoing statements are to be accompanied by language defining the maintenance responsibilities for any infrastructure located on the Tract serving the plat or reference to a separate recording instrument detailing the same.</p> <p>Similar language is required for Tract 'B'.</p> <p>Please discuss with the Storm Water Utility any other language requirements regarding surface water BMPs and other rights and responsibilities.</p> <p>All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owner.</p> | |

| Fire Review - Building Comments | Contact: Corey Thomas 425-430-7024 cthomas@rentonwa.gov |
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| <p>Recommendations: Environmental Impact Comments:</p> <ol style="list-style-type: none"> 1. The fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit. Credit would be granted for the two existing homes. <p>Code Related Comments:</p> <ol style="list-style-type: none"> 1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants are not within 300 feet of the furthest proposed dwelling, so a new hydrant and water main is required. A water availability certificate is required from Coal Creek Utility District. 2. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. Dead end streets that exceed 150 feet in length require an approved turnaround. | |

| Planning Review Comments | Contact: Kris Sorensen 425-430-6593 ksorensen@rentonwa.gov |
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| <p>Recommendations: Planning:</p> <ol style="list-style-type: none"> 1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division. 2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays. 3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit. 4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared. 5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained. 6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING - Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide | |

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| Planning Review Comments | Contact: Kris Sorensen 425-430-6593 ksorensen@rentonwa.gov |
| supervision whenever equipment or trucks are moving near trees. | |

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| Engineering Review Comments | Contact: Rohini Nair 425-430-7298 rnair@rentonwa.gov |
| <p>Recommendations: I have reviewed the application for Dohrn Meadows preliminary plat located at 3815 & 3767 Monterey Place NE and have the following comments:</p> <p>EXISTING CONDITIONS</p> <p>WATER Water service will be provided Coal Creek Water service District</p> <p>SEWER The site will be served by City of Renton sewer service.</p> <p>STORM There is no existing storm water pipe on the Monterey Place frontage.</p> <p>STREETS Monterey Place NE is a collector street with existing right of way width of 60 feet.</p> <p>CODE REQUIREMENTS</p> <p>WATER</p> <ol style="list-style-type: none"> 1. A water availability certificate from Coal Creek Utility District was provided. 2. Approved water plans from Coal Creek Utility District should be provided to the City at the utility construction permit stage. 3. New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots. <p>SANITARY SEWER The project proposes to get sewer service connection from the existing 8" diameter sewer main on Lincoln Ave NE via an easement on the neighboring parcel (parcel # 3345700185).</p> <ol style="list-style-type: none"> 1. 8" diameter sewer main extension is proposed through the site to end at a manhole located at the property line between lots 8 and 9. 2. A minimum 12 feet wide gravel (or paved) access path is required on the sewer main located to the west side of lot 4 till the sewer manhole. <ol style="list-style-type: none"> 4. A letter is required to be provided from Coal Creek Utility District during utility construction permit stage confirming if the Coal Creek sewer latecomer fee is applicable or not applicable. 5. For this project, to meet the required separation between utility lines, it is allowable to locate the sewer main in the planter portion within the public right of way before the sidewalk of the proposed public street. This will be contingent on two conditions – (1) the dry utilities should be located back of the sidewalk to provide required separation with the sewer main, and (2) trees will not be allowed in the planter area with the sewer main. 6. Individual lots are to be served by individual side sewers. The side sewers should not be located under driveways. 7. System development charge (SDC) fee is applicable at the time of issuance of the utility construction permit. The current sewer SDC fee for a 1" meter is \$2,135. <p>SURFACE WATER</p> <ol style="list-style-type: none"> 1. A drainage plan and drainage report prepared by Encompass Engineering was for the project. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. A combined detention / water quality pond is proposed to meet the detention and water quality needs of the project. The proposed facility will be a public storm water facility. Appropriate individual lot storm water flow control BMPs will be required to be provided by the project. Bypass of runoff from non targeted surfaces shall be described in the drainage report. <p>The plans submitted during the utility construction permit stage should show the public storm water pipes located outside the planter and outside the sidewalk. Required horizontal and vertical separation between the utility lines should be provided. Storm water pond geometry shall be in accordance with the City adopted 2009 King County Surface Water Design Manual (KCSWDM) and associated City Amendments. Storm water pond access as per the City Amendments should be provided. Final plans and drainage report based on the requirements mentioned in the City of Renton Amendments to the 2009 King County Surface Water Manual is required to be submitted with the utility construction permit.</p> <ol style="list-style-type: none"> 2. A gravel (or paved) access path is required on the west side of the storm water pond till the most northern catch basin. Storm water access as per the City Amendments should be provided. 3. A geotechnical report and an addendum were submitted by Earth Solutions NW, LLC. The report identifies the site soils as loam with till deposits in the vicinity of the site. 4. The current surface water system development charge (SDC) fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit and the fee rate that is current at the time of issuance of the utility construction permit will be applicable and the fees are payable prior to issuance of the construction permit. 5. A Construction Stormwater General Permit from Department of Ecology is required for projects that have clearing and grading | |

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Engineering Review Comments**Contact:** Rohini Nair | 425-430-7298 | rnair@rentonwa.gov

exceeding one acre.

TRANSPORTATION/STREET

1. Payment of transportation impact fee is applicable on the single family houses. The current transportation impact fee rate is \$2,214.44 per new lot. The transportation impact fee that is current at the time of building permit will be levied. Payment of the transportation impact fee is due at the time of issuance of the single family building permits.
2. Monterey Place NE is a collector street with existing right of way width of 60 feet. Monterey Place NE is a Collector Street. The available right of way (ROW) width on this street is 60 feet. The proposed Monterey Place NE half street section shows a 11 feet wide travel lane, 5 feet wide bike lane, 0.5 foot wide curb, 8 feet wide landscaped planter strip, and 5 feet wide sidewalk, and 0.5 foot wide clear width back of sidewalk, located within the right of way. A 1 feet wide clear width is required back of the sidewalk (as was previously mentioned in the preapplication comments for the project). A 0.5 foot wide ROW dedication will be applicable on the Monterey Place NE frontage. A modification request will be required to be provided by the developer to provide the 5 feet wide sidewalk instead of the code required 8 feet width. Staff recommends support of the 5 feet wide sidewalk width to be consistent with the existing sidewalk along the corridor. Additional pavement widening (subject to survey) is required to provide the proposed 5 feet wide bike lane. Saw cut at the existing fog line and construct the bike lane to ensure that standard pavement thickness is provided under the bike lane. Restriping of Monterey Place NE frontage is also applicable.
3. A limited access residential street with 20 feet paved width is proposed as the internal site access. 0.5 feet wide curb, 8 feet wide landscaped planter, and 5 feet wide sidewalk are also shown on both sides of the street. A hammerhead turnaround is proposed at the dead end of the internal access street. The hammer head turnaround should meet with fire department requirements also. Parking is not allowed on streets with 20 feet or less paved width.
4. Adequate sight distance should be provided at the intersection of the proposed new street with Monterey Place NE.
5. No lot is proposed to gain direct access from Monterey Place NE. The individual driveways shall be as per RMC 4 4 060.
6. Paving and trench restoration as per the City's Standard Trench Restoration and Pavement Overlay Standards will be applicable for any utility work or any pavement cut work in the public street.
7. Street lighting as per City standards is required on the internal access road. Street lighting is not required on Monterey Place NE frontage due to the existing overhead power lines and transformer. Street lighting plans should be included with the civil plan submittal.
8. Sidewalks and ramps shall be ADA compliant.

GENERAL COMMENTS

1. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
2. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.
3. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.

EXHIBIT 18

Lincoln Av NE from NE 44th Street east to the city limits With concurrence from Bob Mahn and Jim Seitz on July 25, 2013

Two lane street with bike lanes, 8 foot planting strip, 5 foot sidewalk and 1 foot clearance at back of sidewalk. Pavement width, with 11 foot lanes and 5 foot bike lane would be 32 feet. Total row required would be 60 feet, with 60 feet of existing row in most locations.

Even with this concept, we will need survey and follow-up discussion on each site development to determine where to actually install the new curb relative to existing pavement. We may have locations where the existing pavement is outside of existing row, which will make it tricky to then install a planting strip and new sidewalk without substantial row dedication.

Jim and I concur with your recommendation of 32 feet for the roadway width on Lincoln Ave NE. A 32-foot roadway width with an 8-foot planting strip, 5-foot sidewalk, and one foot behind the sidewalk on each side of the roadway would result in a total ROW width of 60 feet (rather than the 58 feet noted below in your e-mail). We also agree that there may be locations where the existing pavement is outside of the existing ROW, which will require ROW dedication to install the recommended street section.

Bob Mahn
Transportation Planning
X-7322

From: Neil R. Watts
Sent: Wednesday, July 24, 2013 12:19 PM
To: Jim Seitz; Bob Mahn; Kayren K. Kittrick
Cc: Jan Illian; Rohini Nair
Subject: Another arterial design request - Lincoln Av NE

Sorry guys, seems like we are building on every street in the city this year. This one is tricky to install, regardless of the cross-section design because the existing pavement is so far on the north/east side of the existing row. So for Lincoln Av/Monterey PI NE from NE 43 St and onward south/east to the city limits. Recommendation is for two lane street with bike lanes, 8 foot planting strip, 5 foot sidewalk and 1 foot clearance at back of sidewalk. Pavement width, with 11 foot lanes and 5 foot bike lane would be 32 feet. Total row required would be 58 feet, which is exceeded already in most places with 60 feet of existing row.

Even with this concept, we will need survey and follow-up discussion on each site development to determine where to actually install the new curb relative to existing pavement. We may have locations where the existing pavement is outside of existing row, which will make it tricky to then install a planting strip and new sidewalk without substantial row dedication.

Neil

Jan

For purposes of the pre-construction comments for the project at NE 43rd and Lincoln, our comments should say this is still under review, but our best guess at this point is new curb and gutter 16 feet from centerline of existing pavement, 8 foot planting strip, 5 foot sidewalk, 1 foot clearance at back of sidewalk. Depending on survey information, additional row dedication may be required to accommodate these required street improvements. The 43rd frontage is commercial, non-arterial –this one may be a challenge because of adjacent wetland issues.